THE WORTHING SOCIETY

President: Anthony Malone

[redacted]

FAO: Ms Rebekah Hincke
Planning Officer
Planning Department
Worthing Borough Council
Town Hall
Chapel Road
Worthing BN11 1HA

18 June 2024
SB/SCM
Email: rebekah.hincke@adur-worthing.gov.uk

Dear Ms Hincke

WORTHING SOCIETY CONSULTATION

AWDM/0641/24 - 14 AND 14A MONTAGUE PLACE WORTHING WEST SUSSEX

Replace existing single glazed windows with double glazed windows to front and side of nos. 14 and 14A. Planning Application AWDM/0663/24: associated Listed Building Consent

Thank you for requesting our comment in respect of the above application. The proposal relates to a Grade II Listed Building within the South Street Conservation Area. The building is one of a group of five bow fronted Regency properties dating from circa 1802 - 1803.

I have now discussed the application with our Heritage Team. Following a site visit we consider the windows are probably original and in reasonably good order. The windows of the other four properties are in a similar condition and none appear to have replacement widows.

This building has significant 'group value' with the other four Regency buildings. To introduce replacement windows would set an unfortunate precedent and diminish the historic character. In our view it would be desirable to refurbish the existing sash windows. Consideration could be given to secondary gazing as an alternative.

These Regency buildings form an important element within the conservation area. They are part of the early development of Worthing. The bow windows are a particular and distinctive architectural feature.

Continued…../

There appears to be no justification for replacing these windows. In terms of the relevant Planning Policy we consider the application is not consistent with the following guidance:-

Section 16 (para 205 of the National Planning Policy Framework (NPPF).
The Planning (Listed Buildings Conservation Areas) Act 1990 Section 16 (2)

In summary and for the reasons stated the Society objects to the application and associated application for Listed Building Consent.

Yours sincerely

[redacted]

Worthing Society Chair

Cc: Design & Conservation Officer, Adur & Worthing Councils

Cc: John Head BSc(Econ), DipTP, MRTPI (Retd) - Worthing Society Heritage Team